

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 17, 2008  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1:       **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:       **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3:       **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:       *Continued from September 10, 2008*  
**\*AMIR RESIDENCE - PROJECT NO. 132445**  
City Council District: 1; Plan Area: La Jolla

**STAFF:       Edith Gutierrez**

Site Development Permit for Environmentally Sensitive Lands, to maintain an 862 square-foot redwood deck on a site with an existing 3,790 square-foot, single family residence, and construct a retaining wall below the deck. The project site is located at 5695 Rutgers Road in the RS-1-4 zone and Coastal Height Limit Overlay Zone of the La Jolla Community Plan Area. Mitigated Negative Declaration No. 132445. Report No. HO-08-143

**RECOMMENDATION:**

Approve

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ITEM-5:       **T-MOBILE LIMBERG – PROJECT NO. 98933**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF:       Karen Lynch-Ashcraft**

Conditional Use Permit for an existing wireless communication facility approved under CUP 95-0350-009 and expired March 19, 2006. The facility consists of four 16' 6" high poles supporting one antenna each in the backyard of a house located at 5441 Lodi Street within the Clairemont Mesa Community Plan Area. Exempt from Environmental. Report No. HO-08-144

**RECOMMENDATION:**

Approve

ITEM-6:       **\*T-MOBILE REGENTS – PROJECT NO. 102315**  
City Council District: 6; Plan Area: Clairemont Mesa

**STAFF:       Karen Lynch-Ashcraft**

Conditional Use Permit for an existing wireless communication facility approved under CUP 95-0350-013 and expired on March 19, 2006. The facility consists of two 14' high poles supporting two antennas each in the backyard of a house located at 4985 Monongahela Street within the Clairemont Mesa Community Plan Area. Mitigated Negative Declaration No. 102315. Report No. HO-08-144

**RECOMMENDATION:**

Approve

ITEM-7:       **INDIA & BEECH CONDOMINIUMS - PROJECT NO. 130640**  
City Council District: 2; Plan Area: Centre City

**STAFF:       Peter Lynch**

Map Waiver to create 50 residential condominium units and four commercial condominium units in a development proposed for construction at 1466 India Street, on the southwest corner of Beech Street and India Street located within the Centre City Community Plan Area. Exempt from Environmental. Report No. HO-08-146

**RECOMMENDATION:**

Approve

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ITEM-8: **COMERICA BANK - PROJECT NO. 149113**

City Council District: 3; Plan Area: Uptown

**STAFF: Derrick Johnson**

Site Development Permit to allow the remodeling of an existing 3,430-square foot restaurant by converting it into a bank, constructing an additional 92-square feet and allowing the bank to occupy 100% of the ground floor of a commercial building. The 0.24-acre site is located at 412 Washington Street in the CN-1A zone of the Mid-City Communities Planned District Ordinance, the Transit Area Overlay Zone, the Residential Tandem Parking Overlay Zone, and the FAA Part 77 Overlay Zone, within the Hillcrest neighborhood of the Uptown Community Planning Area. Exempt from Environmental. Report No. HO-08-152

**RECOMMENDATION:**

Approve

ITEM-9: **ENTENMANN RESIDENCE - PROJECT NO. 144253**

City Council District: 1; Plan Area: La Jolla

**STAFF: Edith Gutierrez**

Coastal Development Permit and Neighborhood Use Permit application for an approximately 600 square-foot, second-story addition over an existing one-story garage on a site with an existing single family residence. The site is located at 5551 Calumet Avenue in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, within the La Jolla Community Plan. Exempt from Environmental. Report No. HO-08-150

**RECOMMENDATION:**

Approve

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ITEM-10: **1676 THOMAS MAP WAIVER - PROJECT NO. 155148**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Edith Gutierrez**

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map, including a request to waive the requirement to underground overhead utilities to convert four residential units to condominium ownership. No new construction is proposed. The site is located at 1676 Thomas Avenue in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit and Parking Impact Overlay Zones, within the Pacific Beach Community Plan. Exempt from Environmental. Report No. HO-08-151

**RECOMMENDATION:**

Approve

ITEM-11: **729 JERSEY COURT MAP WAIVER - PROJECT NO. 158197**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Edith Gutierrez**

Coastal Development Permit, Neighborhood Development Permit and a Map Waiver, including the request to waive the requirement to underground overhead utilities to create four residential condominiums, currently under construction (Coastal Development Permit No. 396622) on a 4,810 square-foot lot. The project also proposes to maintain previously conforming rights to setbacks. The site is located at 729-735 Jersey Court in the R-S Zone of the Mission Beach Planned District, within the Mission Beach Precise Plan Area, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact Overlay, Residential Tandem Parking Overlay and Transit Area Overlay Zones. Exempt from Environmental. Report No. HO-08-138

**RECOMMENDATION:**

Approve